



**MIAMI-DADE COUNTY**  
**REGULATORY AND ECONOMIC RESOURCES**  
**DEPARTMENT**  
**Building Support Section**  
 11805 S.W. 26 Street (Coral Way), Room 230  
 Miami, FL 33175-2474  
 Phone: (786) 315-2424  
 Fax: (786) 315-2548

**COC OFFICIAL USE ONLY**

Date: 4/28/2016

**NOTICE OF HEARING DECISION  
 AND ORDER OF MIAMI-DADE COUNTY  
 UNSAFE STRUCTURES APPEAL PANEL**

**PLEASE NOTE: FOR FULL INFORMATION CONCERNING THE DECISION PLEASE READ THIS DOCUMENT IN ITS ENTIRETY**

ELADIO A HERNANDEZ PONCE  
 ANAILI GARCIA  
 31725 SW 189TH AVE  
 HOMESTEAD FL 33030

Re: **31725 SW 189 AVE**

Legal Description: **14 57 38 1.05 AC N150FT OF S300FT OF W1/2 OF NW1/4 OF SE1/4 OF NE1/4 LESS W25FT OR 18888-2362 1199 1 COC 25799-2955 06 2007 1 OR 28872-2361 0913 01**

USP No.: **DC20090126142U**

At its meeting on **4/28/2016**, the Unsafe Structures Appeal Panel considered your request for an extension of the compliance date(s) either to obtain required building permits, complete all work and/or meet another time deadline for compliance as specified in its initial order. After hearing the testimony of the owner, authorized representative, interested parties and County staff and considering the evidence of record, the Unsafe Structures Appeal Panel ruled that the request(s) for extension(s) of time be approved as indicated below.

STRUCTURE	ORDER	DATE TO COMPLY
<b>ABCD</b>	Secure Structure	January 3, 2016- <b>No Change</b>
<b>ABCD</b>	Submit Engineer's Report	March 28, 2016- <b>No Change</b>
<b>ABCD</b>	Obtain Permit	August 26, 2016
<b>ABCD</b>	Complete All Work and Obtain Final Inspection Approval	December 24, 2016
<b>EFG</b>	Obtain Permit	July 27, 2016
<b>EFG</b>	Complete All Work and Obtain Final Inspection Approval	July 27, 2016
<b>HI</b>	Submit Engineer's Report	March 28, 2016- <b>No Change</b>
<b>HI</b>	Obtain Permit	August 26, 2016
<b>HI</b>	Complete All Work and Obtain Final Inspection Approval	December 24, 2016

If **No Change** is indicated in the box above, then the number of days as indicated in the Unsafe Structures Appeal Panel's most recent previous order applies. Otherwise, the new deadline to comply as indicated in the box above applies.

Miami-Dade County Department of Regulatory and Economic Resources Unsafe Structure Case Number = 20090126142

4/28/2016  
 ELADIO A HERNANDEZ PONCE  
 Case No.: **DC20090126142U**  
 Re: **31725 SW 189 AVE**

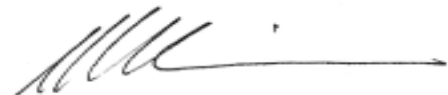
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**This document is recorded by the Building Official with the Clerk of the Circuit Court. This recording will constitute constructive notice to all concerned, as well as any subsequent purchasers, that a decision has been rendered by the Unsafe Structures Appeal Panel on the above referenced property.**

The Unsafe Structures Appeal Panel is Quasi-Judicial. The decision and specified compliance date(s) are final and binding. The Appeal Panel will not consider an additional request for extensions of time or a rehearing of this case. Any person aggrieved by a decision of the Unsafe Structures Appeal Panel may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure as indicated in Section 8-5 of the Code of Miami-Dade County.

For further information, please contact the Miami-Dade County Department of Regulatory and Economic Resources, Unsafe Structures Unit, at (786) 315-2424.

Respectfully,



RAFAEL V. LICEA, Chairperson  
 Unsafe Structures Appeal Panel

Motion Made by:



ROBERTO SUAREZ, Panel Member

Seconded by:



ALFREDO BARED, Panel Member



Seal

This instrument was prepared by  
 JENNIFER M. MALCOLM, M.  
 Miami-Dade County  
 Regulatory & Economic Resources Dept.  
 1900 B.A. St. N. Suite 100  
 Miami, Florida 33136

INTERESTED PARTIES: 4/28/2016  
 ELADIO A HERNANDEZ PONCE  
 Case No.: **DC20090126142U**  
 Re: **31725 SW 189 AVE**

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### Interested Parties Attachment

Known Interested Parties for Case Number: 20090126142 as of 3/31/2016

ITEM	NAME	CARE OF	ADDRESS
1	ELADIO A HERNANDEZ AND ANAILI GARCIA		900 NW 6TH AVE #116 FLORIDA CITY, FL 33034-0000 USA
2	HECTOR R REYES		11260 SW 26TH ST MIAMI, FL 33165-0000 USA
3	JORGE REYES		11260 SW 26TH ST MIAMI, FL 33165-0000 USA
4	BERENICE DIAZ		11260 SW 26TH ST MIAMI, FL 33165-0000 USA
5	STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, AS SUBROGEE OF ELIO LOPEZ	C/O ORTA-RODRIGUEZ & RODRIGUEZ	2244 NW 7TH ST MIAMI, FL 33125-0000 USA
6	OSVALDO GARCIA		31725 SW 189TH AVE HOMESTEAD, FL 33030-0000 USA